

City of
Leander



Pat Bryson
Municipal Hall

201 N. Brushy St.
Leander, Texas

City Council Workshop

April 20, 2023 • 6 p.m.

**Political Sign Ordinance
Board, Committee and Commission Roles, Responsibilities**

COMING UP

Regular Meeting

View meeting agendas and minutes:

www.leandertx.gov/meetings

City of
Leander



Pat Bryson
Municipal Hall

201 N. Brushy St.
Leander, Texas

City Council Regular Meeting

April 20, 2023 • 7 p.m.

Want to speak about an agenda item?

Public comment request forms are available in the Council Chamber lobby and must be submitted to the City Secretary before discussion.

**** REMEMBER ****

Speakers may have up to three minutes to address Council.

- Your minutes cannot be shared with other speakers.
- You may speak only once on each agenda item.

OPEN MEETING

5. Invocation and Pledges
6. Roll Call
7. Public Comments
- 8. Leander History**
9. Recognitions/Proclamations/Visitors
 - Community Wildfire Protection Plan
 - Clean Air Awareness Week (May 1-5)

Mason Heritage Days 2023

Mason Homestead















OPEN MEETING

5. Invocation and Pledges
6. Roll Call
7. Public Comments
8. Leander History
9. Recognitions/Proclamations/Visitors
 - **Community Wildfire Protection Plan**
 - **Clean Air Awareness Week (May 1-5)**

Recognitions/Proclamations/Visitors

Community Wildfire Protection Plan



Recognitions/Proclamations/Visitors

Air Quality Awareness Week (May 1-5)



CONSENT AGENDA

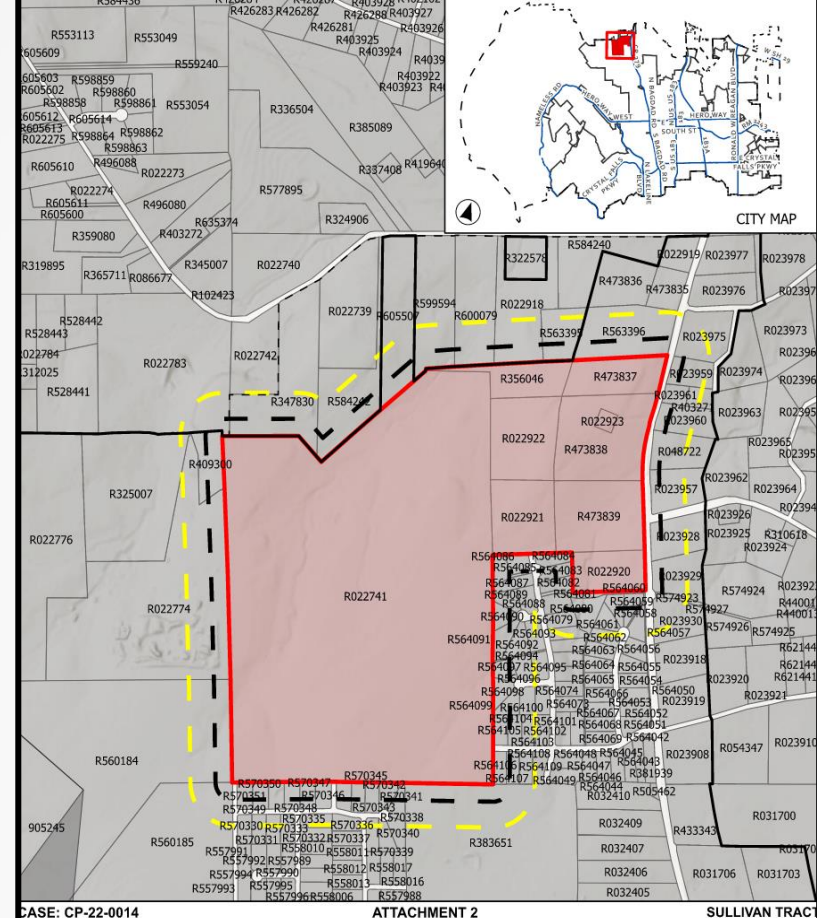
10. Approve meeting minutes – April 6, 2023
11. Approve five-year contract with Axon Enterprises for LPD in-car cameras for \$86,075.28
12. Approve purchasing one replacement LPD Tahoe from Caldwell County Chevrolet for \$66,102
13. Approve purchasing 2022 Ford F-350 truck from Rush Truck Center for \$118,500
14. Approve purchasing 10 LPD handheld radios for \$60,503.50 and nine in-car radios for \$53,230.77
15. Approve noise waiver extension for Cadence McShane Construction for Blockhouse Creek Farms project
16. Approve Whiskey Tango Foxtrot License Agreement, Case LA-23-0010, for landscaping and irrigation within right-of-way of West Broade Street
17. Approve Travisso license agreement addendum for radar display signs, Case LA-23-0011
18. Approve extending application deadline for Subdivision Case FP-21-0019, Rosenbusch Phase 4 Final Plat
19. Approve extending application deadline for Subdivision Case PICP-21-0017, Rosenbusch Ranch Phase 4 construction plan
20. Approve ordinance second reading regarding Zoning Case Z-22-0052, 183A Plaza Minor PUD

PUBLIC HEARING: ACTION

- 21. Consider Subdivision Case CP-22-0014, Sullivan Tract Concept Plan**
- 22. Consider Subdivision Case CP-22-0016 and Variance Case VA-23-0010, Shops at Bagdad Square
- 23. Consider Subdivision Case CP-22-0018, LISD Elementary No. 30 Concept
- 24. Consider Zoning Case Z-22-0001, Hero Way Townhouses PUD

CP-22-0014 Sullivan Tract Concept Plan

Location Exhibit



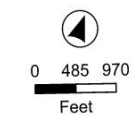
CASE: CP-22-0014

ATTACHMENT 2

SULLIVAN TRACT

Location Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



- City Limits
- Subject Boundary
- ETJ Boundary
- Notification Buffer
- 200'
- 500'



| SUMMARY NOTES | |
|----------------|--|
| OWNER: | FORESTHILL REAL ESTATE GROUP, INC. 10100 PECAN PARK BLVD., SUITE 100 AUSTIN, TEXAS 78750 (512) 453-5229 |
| DEVELOPER: | FORESTHILL REAL ESTATE GROUP, INC. 10100 PECAN PARK BLVD., SUITE 100 AUSTIN, TEXAS 78750 (512) 453-5229 |
| ENGINEER: | BGE, INC., 1001 F STREET 101 W. LEANDER BLVD., SUITE 400 AUSTIN, TEXAS 78750 (512) 979-9400 |
| PROJECT AGENT: | BGE, INC., 1001 F STREET 101 W. LEANDER BLVD., SUITE 400 AUSTIN, TEXAS 78750 (512) 979-9400 |
| SUBMITTER: | BGE, INC., 1001 F STREET 101 W. LEANDER BLVD., SUITE 400 AUSTIN, TEXAS 78750 (512) 979-9400 |

SULLIVAN TRACT CONCEPT PLAN

PROJECT NUMBER: 22-CP-014

SUBMITTAL DATE:

SUBMITTED: AUGUST 30, 2022

ZONING:

THE PROPERTY IS CURRENTLY ZONED SRH AND LOCATED IN THE CITY OF LEANDER. THE FOLLOWING ZONING DESIGNATIONS ARE PROPOSED FOR THIS SITE:

- SINGLE-FAMILY RURAL (SRH-20)
- LOCAL OFFICE (LO-2-B)

FUTURE LAND USE:

THIS PROPERTY IS LABELED AS NEIGHBORHOOD RESIDENTIAL AND MULTI-USE CORRIDOR ON THE LEANDER FUTURE LAND USE MAP.

PROPOSED LAND USE:

THIS PROPERTY IS 332.286 ACRES

| | |
|---------------------------------|---------------|
| TOTAL LOTS: 167 | 336.286 ACRES |
| NO. OF SINGLE-FAMILY HOMES: 146 | 294.29 ACRES |
| NO. OF COMMERCIAL LOTS: 1 | 14.50 ACRES |
| RIGHT OF WAY: 16.294 BLUF | 34.16 ACRES |

ADDITIONAL NOTES:

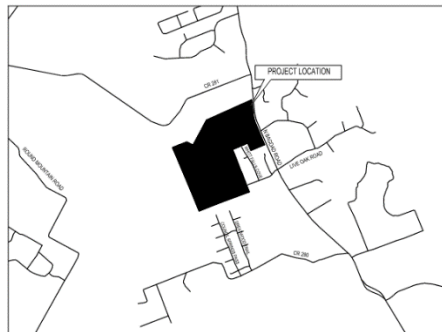
- BASED ON ITS TRIP GENERATION RATES FOR SINGLE-FAMILY HOMES, A RETAIL PLAZA, AND A MEDICAL OFFICE, THE CALCULATED TRAFFIC COUNT IS 2,189 DAILY TRIPS, A FEE-IN-LIEU OF A TAX HAS BEEN APPROVED FOR THIS DEVELOPMENT.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL, A MAP CORRESPONDING TO HILLMAN COUNTY, EFFECTIVE 12/20/2016.
- THE PROPOSED SUBDIVISION COMPLIES WITH THE TRANSPORTATION CRITERIA MANUAL, STREET DESIGN STANDARDS.
- FUTURE LANDS ARE BOUNDARIED WILL HAVE A 10' ROW WITH 10' SIDEWALKS ON BOTH SIDES, ONE HALF OF THE REQUIRED ROW SHALL BE DEDICATED WITH THIS DEVELOPMENT.
- BAGGAD ROAD WILL BE A 4-LANE ARTERIAL ROAD WITH A 10' ROW WITH 10' SIDEWALKS ON BOTH SIDES, ONE HALF OF THE REQUIRED ROW SHALL BE DEDICATED WITH THIS DEVELOPMENT.
- ALL BOUNDARY STREET IMPROVEMENTS AND ROADWAY ADEQUACY STANDARDS SHALL BE FOLLOWED FOR ALL IMPROVEMENTS, AS PER CITY OF LEANDER ORDINANCES ARTICLE 10.03.
- THE LATEST CITY OF LEANDER TRANSPORTATION POLICY SHALL BE FOLLOWED.
- THE LATEST CITY OF LEANDER DRAINAGE POLICY SHALL BE FOLLOWED.
- TOGO (DESIGNED FOR WATER QUALITY TREATMENT) SHALL BE FOLLOWED.
- WASTEWATER DEMAND: 100 LBS.
- WATER DEMAND: 100 LBS. ANTICIPATED CONNECTION TO AN EXISTING 10" WATERLINE ALONG BAGGAD ROAD.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION WORK. HE IS NOT TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY HIS FOLLOWING TO EXISTING UTILITIES FOR PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

VICINITY MAP:

SCALE: 1" = 200'



| Sheet List Table | |
|------------------|---|
| Sheet Number | Sheet Title |
| 1 | COVER SHEET |
| 2 | CONCEPTUAL SITE LAYOUT AND LAND USE PLAN & CONCEPT PLAN |
| 3 | PHASING PLAN |
| 4 | PARK PLAN EXHIBIT |

ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERETO, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTION THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF LEANDER CODES AND ORDINANCES.

WITNESS MY HAND THIS ____ DAY OF _____

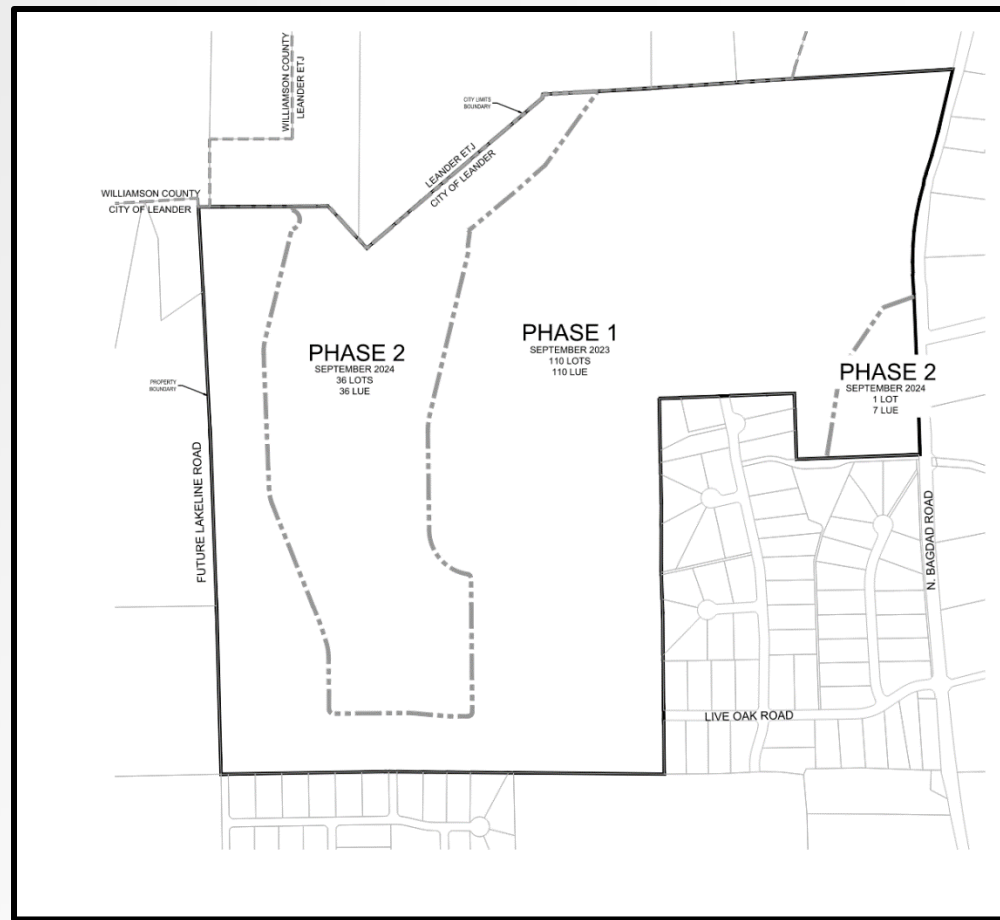
JOHN KIM, P.E.



BGE, INC.
101 W. LEANDER BLVD., SUITE 400
AUSTIN, TX 78750
(512) 979-9400
www.bgeinc.com
BGE is Equal Opportunity Employer

SHEET 1 OF 4

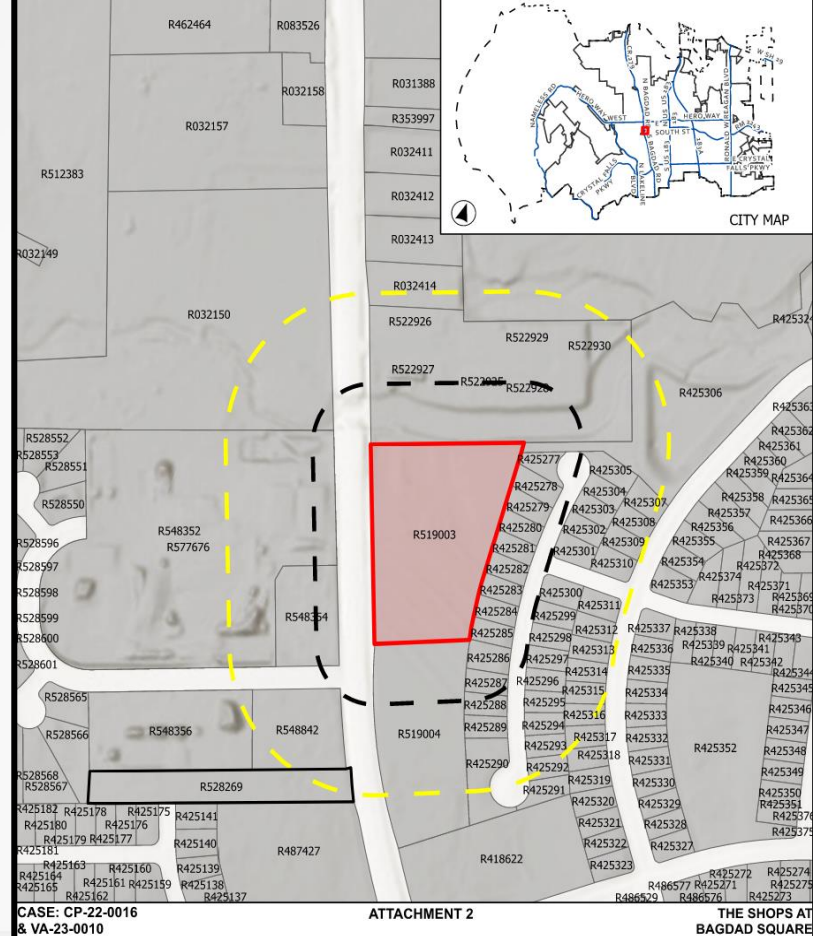




PUBLIC HEARING: ACTION

- 21. Consider Subdivision Case CP-22-0014, Sullivan Tract Concept Plan
- 22. Consider Subdivision Case CP-22-0016 and Variance Case VA-23-0010, Shops at Bagdad Square
- 23. Consider Subdivision Case CP-22-0018, LISD Elementary No. 30
- 24. Consider Zoning Case Z-22-0001, Hero Way Townhouses PUD

Location Exhibit



CASE: CP-22-0016
& VA-23-0010






ATTACHMENT 2

THE SHOPS AT
BAGDAD SQUARE

Location Map



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-  City Limits
 Subject Boundary
 ETJ Boundary
Notification Buffer
 200'
 500'

THE SHOPS AT BAGDAD SQUARE, LOT 1, BLOCK A

THE CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS
CITY PROJECT NO. CP-22-0016
VARIANCE NO. VA-23-0010

| | |
|--------------------------|------------|
| CONCEPT PLAN | 10/10/2019 |
| -NOT FOR CONSTRUCTION | |
| CONCEPT PLAN RESUBMITTAL | 10/16/2022 |
| -NOT FOR CONSTRUCTION | |
| CONCEPT PLAN RESUBMITTAL | 01/19/2023 |
| -NOT FOR CONSTRUCTION | |
| CONCEPT PLAN RESUBMITTAL | 06/15/2024 |

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.

3. NO USE OF THIS SUBDIVISION SHALL OCCUPY UNLESS IT IS CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER CONNECTION.
4. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS OTHER THAN LOT IN THIS SUBDIVISION.
5. NO BULKY ITEMS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN OR NEAR DRAINAGE EASEMENTS SHOWN EXIST AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
6. ALL PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
7. EASEMENTS OR RIGHTS IN REALTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSAIGNEES.
8. IN ADDITION TO THE EASEMENT SHOWN, A TENTH (10%) FOOT PUBLIC UTILITY EASEMENT AND LANDSCAPE EASEMENT IS DESIGNATED AND LOCATED AS SHOWN ON THE PLAT. THE CITY OF LEANDER SHALL HAVE THE RIGHT TO USE THE EASEMENT FOR ANY AND ALL USES OF THE CITY OF LEANDER.
9. NO PORTION OF THE TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD RISK MAP PANEL NO. 4401-CORP FOR MILLERLAND COUNTY, EFFECTIVE DATE DECEMBER 20, 2010 LOCATED ON ZONE "C" (UNHAZARDED).
10. PREDETERMINED ACCESS EASEMENTS ARE LOCATED AS SHOWN ON THE PLAT. THE CITY OF LEANDER HAS THE RIGHT TO GRANT EASEMENTS OF THE CITY OF LEANDER, ADDITIONAL RESIDENTIAL, GROUND SETBACKS MAY BE REQUIRED AS LOCATED IN THE CURRENT ZONING ORDINANCE.
11. SEWERAGE SHALL BE INSTALLED ON THE SUBDIVISION OF 8' BROADSIDE ROW. THOSE SEWERAGE NOT AFFRONTING A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL ZONING DISTRICT SHALL BE INSTALLED IN THE SUBDIVISION. THE CITY OF LEANDER SHALL HAVE THE RIGHT TO USE THE EASEMENT FOR ANY AND ALL USES OF THE CITY OF LEANDER. LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19, LOT 20, LOT 21, LOT 22, LOT 23, LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, LOT 29, LOT 30, LOT 31, LOT 32, LOT 33, LOT 34, LOT 35, LOT 36, LOT 37, LOT 38, LOT 39, LOT 40, LOT 41, LOT 42, LOT 43, LOT 44, LOT 45, LOT 46, LOT 47, LOT 48, LOT 49, LOT 50, LOT 51, LOT 52, LOT 53, LOT 54, LOT 55, LOT 56, LOT 57, LOT 58, LOT 59, LOT 60, LOT 61, LOT 62, LOT 63, LOT 64, LOT 65, LOT 66, LOT 67, LOT 68, LOT 69, LOT 70, LOT 71, LOT 72, LOT 73, LOT 74, LOT 75, LOT 76, LOT 77, LOT 78, LOT 79, LOT 80, LOT 81, LOT 82, LOT 83, LOT 84, LOT 85, LOT 86, LOT 87, LOT 88, LOT 89, LOT 90, LOT 91, LOT 92, LOT 93, LOT 94, LOT 95, LOT 96, LOT 97, LOT 98, LOT 99, LOT 100, LOT 101, LOT 102, LOT 103, LOT 104, LOT 105, LOT 106, LOT 107, LOT 108, LOT 109, LOT 110, LOT 111, LOT 112, LOT 113, LOT 114, LOT 115, LOT 116, LOT 117, LOT 118, LOT 119, LOT 120, LOT 121, LOT 122, LOT 123, LOT 124, LOT 125, LOT 126, LOT 127, LOT 128, LOT 129, LOT 130, LOT 131, LOT 132, LOT 133, LOT 134, LOT 135, LOT 136, LOT 137, LOT 138, LOT 139, LOT 140, LOT 141, LOT 142, LOT 143, LOT 144, LOT 145, LOT 146, LOT 147, LOT 148, LOT 149, LOT 150, LOT 151, LOT 152, LOT 153, LOT 154, LOT 155, LOT 156, LOT 157, LOT 158, LOT 159, LOT 160, LOT 161, LOT 162, LOT 163, LOT 164, LOT 165, LOT 166, LOT 167, LOT 168, LOT 169, LOT 170, LOT 171, LOT 172, LOT 173, LOT 174, LOT 175, LOT 176, LOT 177, LOT 178, LOT 179, LOT 180, LOT 181, LOT 182, LOT 183, LOT 184, LOT 185, LOT 186, LOT 187, LOT 188, LOT 189, LOT 190, LOT 191, LOT 192, LOT 193, LOT 194, LOT 195, LOT 196, LOT 197, LOT 198, LOT 199, LOT 200, LOT 201, LOT 202, LOT 203, LOT 204, LOT 205, LOT 206, LOT 207, LOT 208, LOT 209, LOT 210, LOT 211, LOT 212, LOT 213, LOT 214, LOT 215, LOT 216, LOT 217, LOT 218, LOT 219, LOT 220, LOT 221, LOT 222, LOT 223, LOT 224, LOT 225, LOT 226, LOT 227, LOT 228, LOT 229, LOT 230, LOT 231, LOT 232, LOT 233, LOT 234, LOT 235, LOT 236, LOT 237, LOT 238, LOT 239, LOT 240, LOT 241, LOT 242, LOT 243, LOT 244, LOT 245, LOT 246, LOT 247, LOT 248, LOT 249, LOT 250, LOT 251, LOT 252, LOT 253, LOT 254, LOT 255, LOT 256, LOT 257, LOT 258, LOT 259, LOT 260, LOT 261, LOT 262, LOT 263, LOT 264, LOT 265, LOT 266, LOT 267, LOT 268, LOT 269, LOT 270, LOT 271, LOT 272, LOT 273, LOT 274, LOT 275, LOT 276, LOT 277, LOT 278, LOT 279, LOT 280, LOT 281, LOT 282, LOT 283, LOT 284, LOT 285, LOT 286, LOT 287, LOT 288, LOT 289, LOT 290, LOT 291, LOT 292, LOT 293, LOT 294, LOT 295, LOT 296, LOT 297, LOT 298, LOT 299, LOT 300, LOT 301, LOT 302, LOT 303, LOT 304, LOT 305, LOT 306, LOT 307, LOT 308, LOT 309, LOT 310, LOT 311, LOT 312, LOT 313, LOT 314, LOT 315, LOT 316, LOT 317, LOT 318, LOT 319, LOT 320, LOT 321, LOT 322, LOT 323, LOT 324, LOT 325, LOT 326, LOT 327, LOT 328, LOT 329, LOT 330, LOT 331, LOT 332, LOT 333, LOT 334, LOT 335, LOT 336, LOT 337, LOT 338, LOT 339, LOT 340, LOT 341, LOT 342, LOT 343, LOT 344, LOT 345, LOT 346, LOT 347, LOT 348, LOT 349, LOT 350, LOT 351, LOT 352, LOT 353, LOT 354, LOT 355, LOT 356, LOT 357, LOT 358, LOT 359, LOT 360, LOT 361, LOT 362, LOT 363, LOT 364, LOT 365, LOT 366, LOT 367, LOT 368, LOT 369, LOT 370, LOT 371, LOT 372, LOT 373, LOT 374, LOT 375, LOT 376, LOT 377, LOT 378, LOT 379, LOT 380, LOT 381, LOT 382, LOT 383, LOT 384, LOT 385, LOT 386, LOT 387, LOT 388, LOT 389, LOT 390, LOT 391, LOT 392, LOT 393, LOT 394, LOT 395, LOT 396, LOT 397, LOT 398, LOT 399, LOT 400, LOT 401, LOT 402, LOT 403, LOT 404, LOT 405, LOT 406, LOT 407, LOT 408, LOT 409, LOT 410, LOT 411, LOT 412, LOT 413, LOT 414, LOT 415, LOT 416, LOT 417, LOT 418, LOT 419, LOT 420, LOT 421, LOT 422, LOT 423, LOT 424, LOT 425, LOT 426, LOT 427, LOT 428, LOT 429, LOT 430, LOT 431, LOT 432, LOT 433, LOT 434, LOT 435, LOT 436, LOT 437, LOT 438, LOT 439, LOT 440, LOT 441, LOT 442, LOT 443, LOT 444, LOT 445, LOT 446, LOT 447, LOT 448, LOT 449, LOT 450, LOT 451, LOT 452, LOT 453, LOT 454, LOT 455, LOT 456, LOT 457, LOT 458, LOT 459, LOT 460, LOT 461, LOT 462, LOT 463, LOT 464, LOT 465, LOT 466, LOT 467, LOT 468, LOT 469, LOT 470, LOT 471, LOT 472, LOT 473, LOT 474, LOT 475, LOT 476, LOT 477, LOT 478, LOT 479, LOT 480, LOT 481, LOT 482, LOT 483, LOT 484, LOT 485, LOT 486, LOT 487, LOT 488, LOT 489, LOT 490, LOT 491, LOT 492, LOT 493, LOT 494, LOT 495, LOT 496, LOT 497, LOT 498, LOT 499, LOT 500, LOT 501, LOT 502, LOT 503, LOT 504, LOT 505, LOT 506, LOT 507, LOT 508, LOT 509, LOT 510, LOT 511, LOT 512, LOT 513, LOT 514, LOT 515, LOT 516, LOT 517, LOT 518, LOT 519, LOT 520, LOT 521, LOT 522, LOT 523, LOT 524, LOT 525, LOT 526, LOT 527, LOT 528, LOT 529, LOT 530, LOT 531, LOT 532, LOT 533, LOT 534, LOT 535, LOT 536, LOT 537, LOT 538, LOT 539, LOT 540, LOT 541, LOT 542, LOT 543, LOT 544, LOT 545, LOT 546, LOT 547, LOT 548, LOT 549, LOT 550, LOT 551, LOT 552, LOT 553, LOT 554, LOT 555, LOT 556, LOT 557, LOT 558, LOT 559, LOT 560, LOT 561, LOT 562, LOT 563, LOT 564, LOT 565, LOT 566, LOT 567, LOT 568, LOT 569, LOT 570, LOT 571, LOT 572, LOT 573, LOT 574, LOT 575, LOT 576, LOT 577, LOT 578, LOT 579, LOT 580, LOT 581, LOT 582, LOT 583, LOT 584, LOT 585, LOT 586, LOT 587, LOT 588, LOT 589, LOT 590, LOT 591, LOT 592, LOT 593, LOT 594, LOT 595, LOT 596, LOT 597, LOT 598, LOT 599, LOT 600, LOT 601, LOT 602, LOT 603, LOT 604, LOT 605, LOT 606, LOT 607, LOT



| SHEET INDEX | |
|-------------|----------------------------|
| SHEET NO. | Sheet Title |
| 01 | COVER SHEET |
| 02 | CONCEPT PLAN |
| 03 | EXISTING CONDITIONS |
| 04 | PRELIMINARY PLAT |
| 05 | EXISTING DRAINAGE AREA MAP |
| 06 | DRAINAGE AREA MAP |
| 07 | IMPROVEMENTS PLAN |
| 08 | TREE SURVEY |

| Summary Table | |
|---------------|--------------------|
| Zoning | UC-2 |
| Future use | Multi-Use Corridor |
| Filing Date | 10/18/2022 |
| Total Acreage | 4.5/2.3 |

1. THE MAXIMUM PEAK HOUR TRIPS PROPOSED FOR THIS DEVELOPMENT IS 287. PER THE LEANDER CODE OF ORDINANCES, THE FEE-IN-LIEU PER PEAK HOUR TRIP IS \$250 PER PEAK HOUR TRIP. THE EXPECTED FEE-IN-LIEU FOR THIS DEVELOPMENT IS \$71,750.

2. THE EXPECTED FEE FOR THE SITE DEVELOPMENT SUBMITTAL IS \$9,642.20.

ENGINEER:
Kinley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580
Contact: Michael T. Duggott, P.E.

DEVELOPER:
Baghdad Rd. Leander LLC
3000 Polar Lane, Suite 404
Cedar Park, TX
Phone: 973-723-4862
Contact: Praveen Gufuru

ARCHITECT:
MAT Studios
14618 Mansfield Dam Ct 11
Austin, TX 78734
Phone: (469) 951-0614
Contact: Monika Arora

SURVEYOR
The Altum Group
P.O. Box 6483
Round Rock, TX 78683
Phone: (760) 346-4750
Contact: Deawayne Hendrix

PREPARED BY:

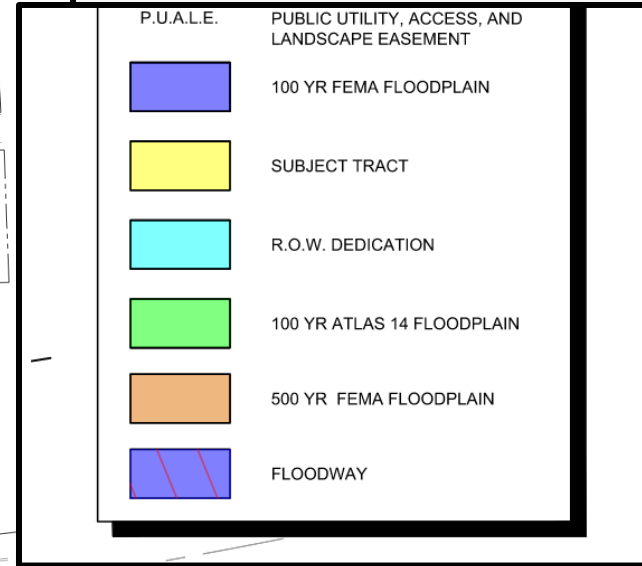
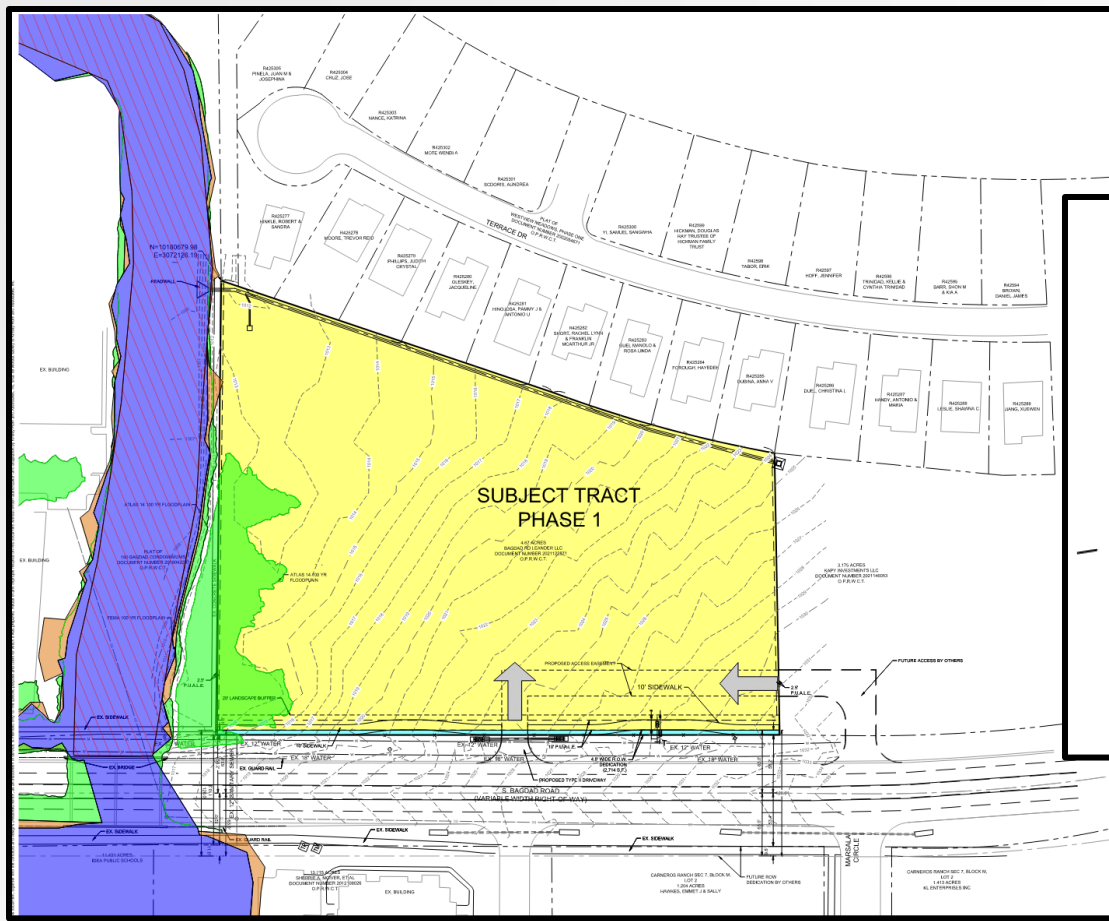
Kimley»Horn

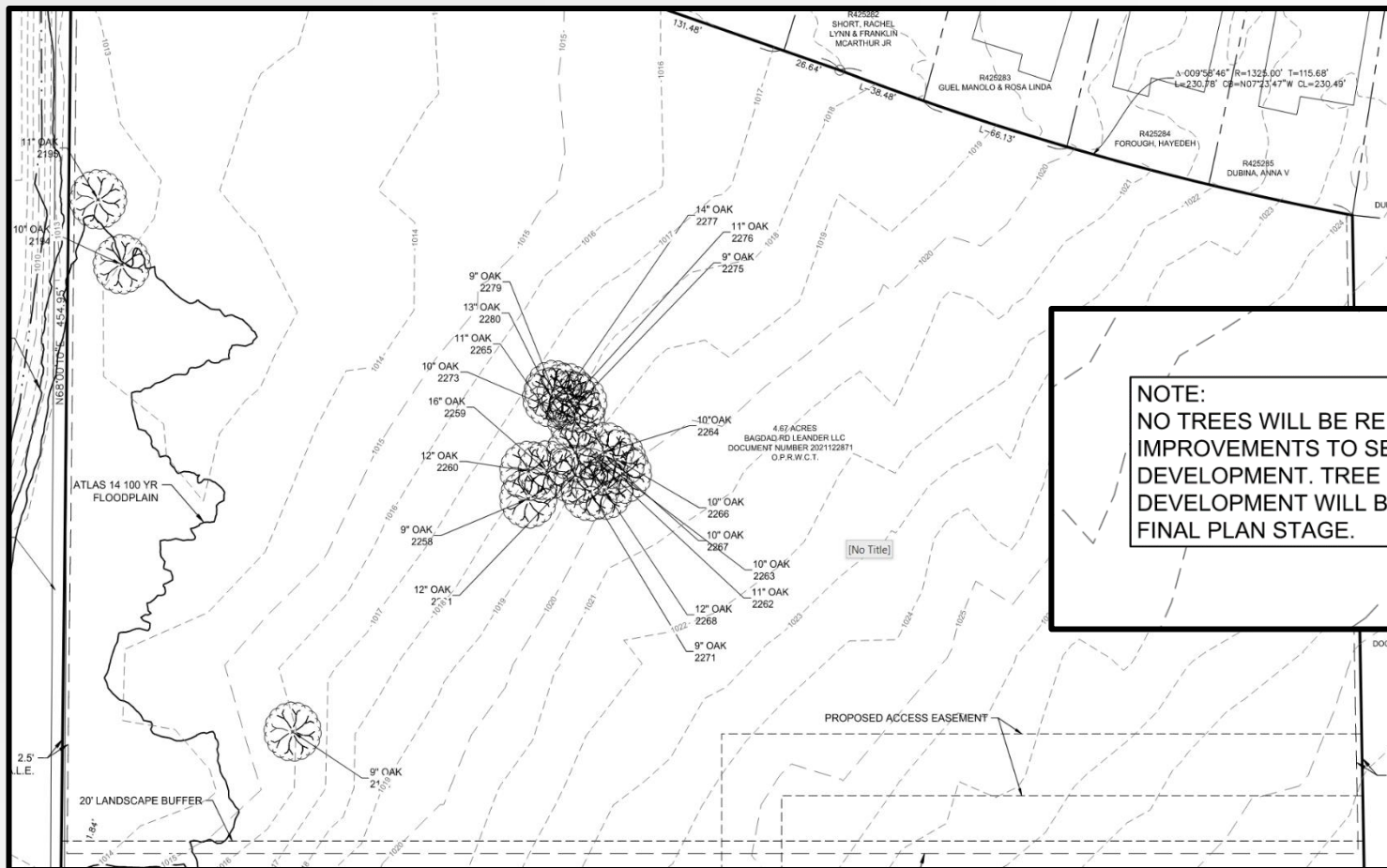
Firm Registration No. F-928
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580

FEBRUARY 2023

CITY OF LEANDER NO. CP-22-0016

01 OF 08





PUBLIC HEARING: ACTION

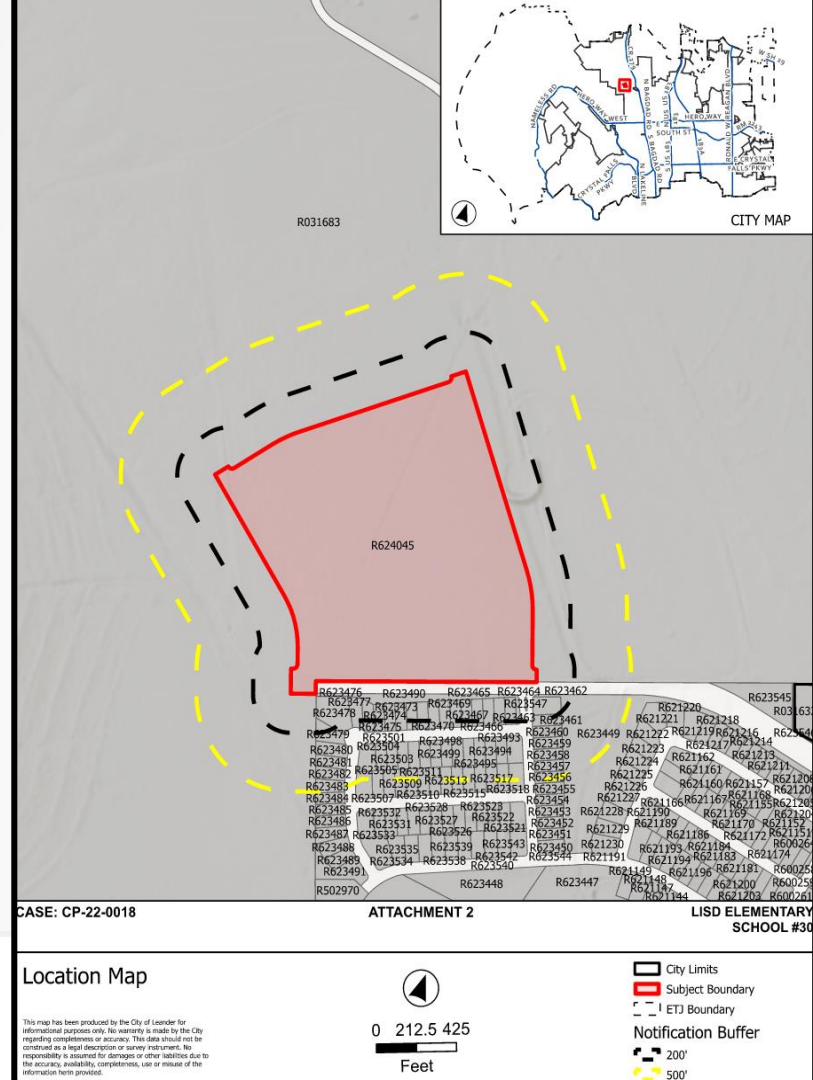
- 21. Consider Subdivision Case CP-22-0014, Sullivan Tract Concept Plan
- 22. Consider Subdivision Case CP-22-0016 and Variance Case VA-23-0010, Shops at Bagdad Square
- 23. Consider Subdivision Case CP-22-0018, LISD Elementary No. 30**
- 24. Consider Zoning Case Z-22-0001, Hero Way Townhouses PUD

CP-22-0018

LISD Elem School #30

Concept & Preliminary Plat

Location Exhibit



(ASSOCIATED PROJECT: 06-DA-004 LISD DEVELOPMENT AGREEMENT)

PROPERTY OWNER:
LEANDER INDEPENDENT SCHOOL DISTRICT
CONTACT: JIMMY DYLER
PO BOX 218
LEANDER, TEXAS 78646-0218
(512) 434-5000 PH
(512) 434-5378 FAX

ENGINEER OF RECORD:

ADKINS
PATRICK J. CONLEY, P.E.
11801 DOMAN BOULEVARD, SUITE 500
AUSTIN, TEXAS 78758
(512) 327-6840 PH
(512) 327-2453 FX

PROJECT AGENT:

ADKINS
PATRICK J. CONLEY, P.E.
11801 DOMAN BOULEVARD, SUITE 500
AUSTIN, TEXAS 78758
(512) 327-6840 PH
(512) 327-2453 FAX

SURVEYOR:

ZNA, ZAMORA, L.L.C. PROFESSIONAL LAND SURVEYORS
G. RENE ZAMORA, RPLS
1425 SOUTH LOOP 4
BUDA, TEXAS 78610
(512) 295-8201 PH

SUBMITTAL DATE (FILING DATE):

12/13/2022

LAND USE SUMMARY:

ZONING: SFR-1-B
PROPOSED USE: ELEMENTARY SCHOOL, 1 LOT
ACREAGE: 31.417 ACRES

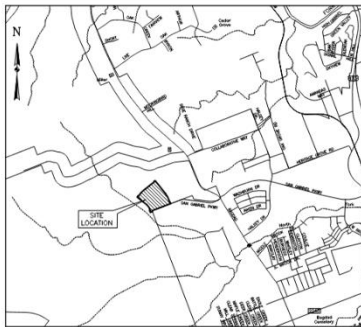
LEGAL DESCRIPTION PROPOSED SCHOOL TRACT

DESCRIPTION OF 1.417 OF AN ACRE (1,368.537 SQ.FT.) OF LAND, SITUATED IN THE CHARLES COCHRAN SURVEY/ABSTRACT NO.134, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A 536 ACRE TRACT CONVEYED TO LUCKEY HOLDINGS, LTD., IN A SPECIAL WARRANTY DEED DATED JUNE 25, 1998, RECORDED IN WILLIAMSON COUNTY NUMBER 198059224 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT THE 1.417 ACRE TRACT BEING BURNING GRASS AS DESCRIBED IN DOCUMENT NUMBER 198059224, AS USED IN DOC 20211905116 OFFPRINT, A SPECIAL WARRANTY DEED TO LUCKEY.

NOTES:

1. THE PROJECT PROPOSED WITH THESE PLANS LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. AN APPROVED CONTRIBUTING ZONE PLAN WILL BE PROVIDED DURING THE CONSTRUCTION PLAN REVIEW PHASE.
2. THIS SITE LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) DETERMINED BY FEMA FIRM NO. 45491C0435F, DATED DECEMBER 20, 2019.
3. THE LID ES#30 DEVELOPMENT IS PREDICTED TO GENERATE 1,816 DAILY TRIPS. REFER TO "LINDER ISD ELEMENTARY SCHOOL #30 - TRAFFIC IMPACT ANALYSIS LETTER" DATED NOVEMBER 23, 2022, PREPARED BY HDR, FOR FURTHER INFORMATION.

| SYMBOL # | DESCRIPTION | APPROVAL |
|----------|-------------|----------|
| | | |
| | | |
| | | |



LOCATION MAP

7. I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL."

| | |
|-------------------------|--|
| PATRICK J. CONLEY, P.E. | |
|-------------------------|--|

APPROVED BY:

CITY OF LEANDER

12/13/2022

DATE _____

DATE _____

| INDEX OF DRAWINGS | |
|-------------------|----------------------------|
| Sheet Number | Sheet Title |
| 1 | COVER SHEET |
| 2 | CONCEPT PLAN |
| 3 | EXISTING CONDITIONS |
| 4 | PRELIMINARY PLAN |
| 5 | IMPROVEMENTS - OVERALL |
| 6 | EXISTING DRAINAGE AREA MAP |
| 7 | PROPOSED DRAINAGE AREA MAP |
| 8 | STORM SEWER PLAN |
| 9 | WATER PLAN |
| 10 | WATER MAIN PLAN |

[illegible]

ATKINS

11801 DOMAIN BOULEVARD, SUITE 500
AUSTIN, TEXAS 78730 • (512) 327-6840
TBPE REG. NO. F-474



CP-22-0018 LISD Elem School #30

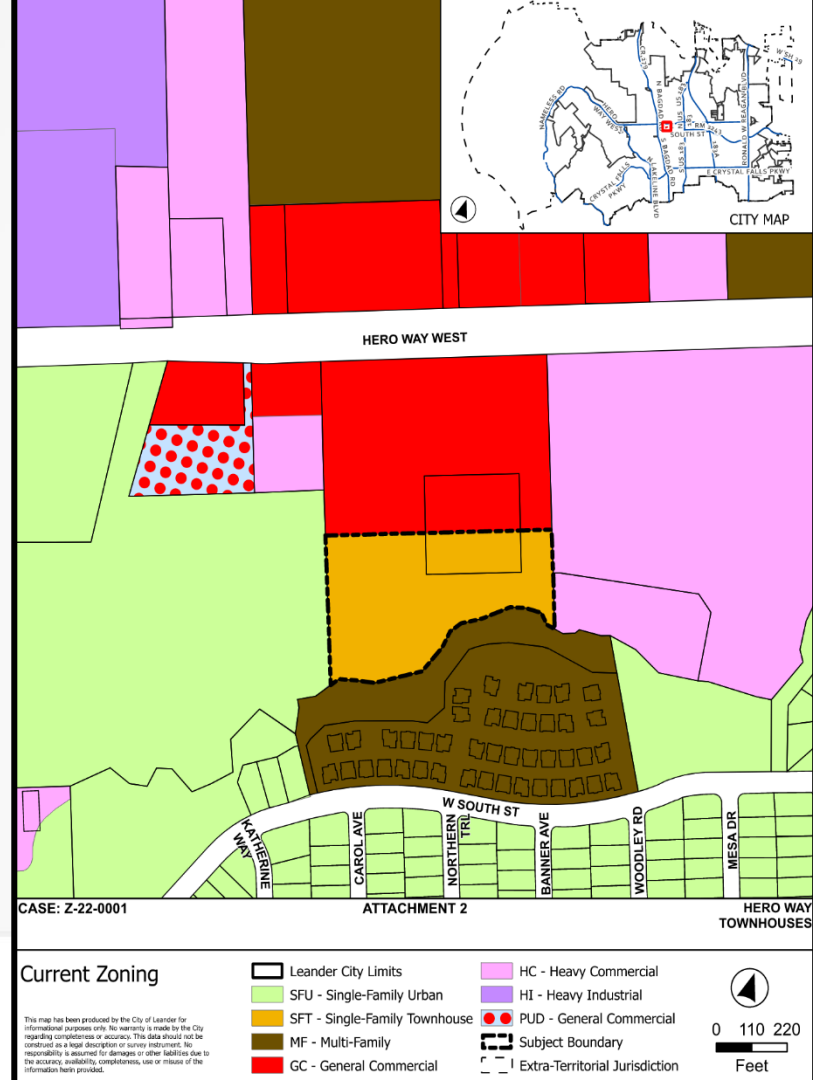
Concept & Preliminary Plat

PUBLIC HEARING: ACTION

- 21. Consider Subdivision Case CP-22-0014, Sullivan Tract Concept Plan
- 22. Consider Subdivision Case CP-22-0016 and Variance Case VA-23-0010, Shops at Bagdad Square
- 23. Consider Subdivision Case CP-22-0018, LISD Elementary No. 30
- 24. Consider Zoning Case Z-22-0001, Hero Way Townhouses PUD**

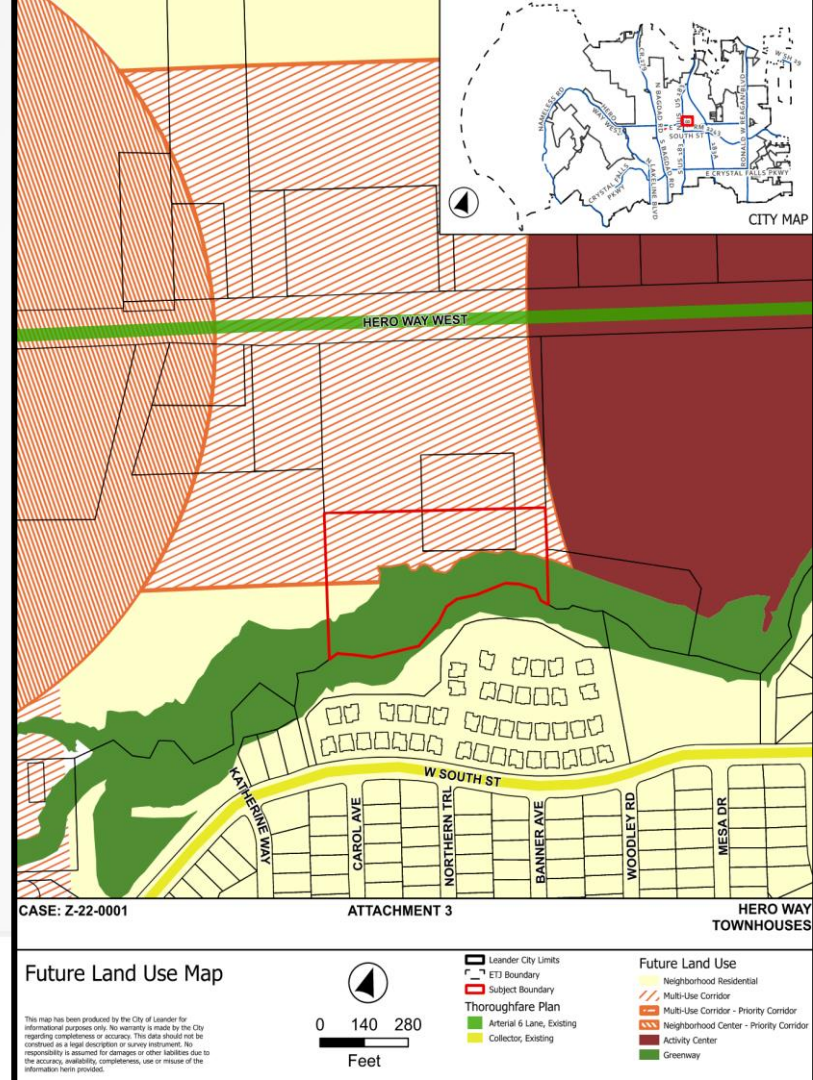
Z-22-0001 Hero Way Townhouses Zoning Case

Current Zoning



Z-22-0001 Hero Way Townhouses Zoning Case

Future Land Use

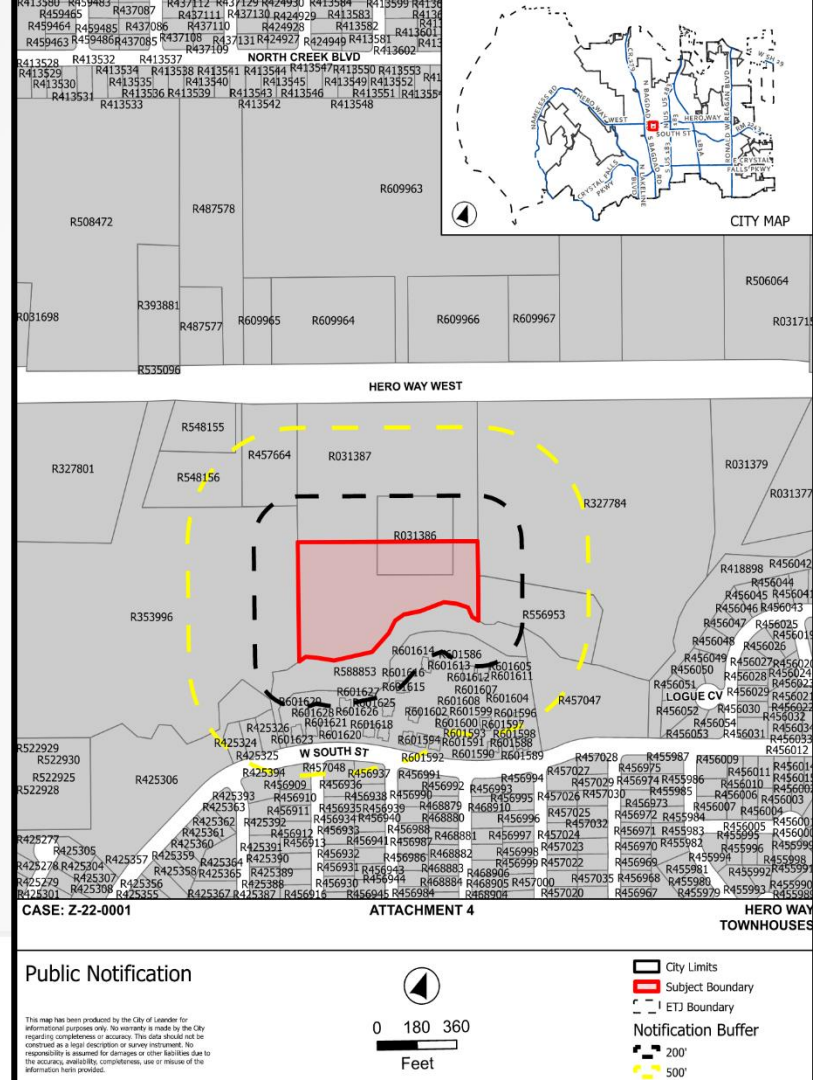


Z-22-0001

Hero Way Townhouses

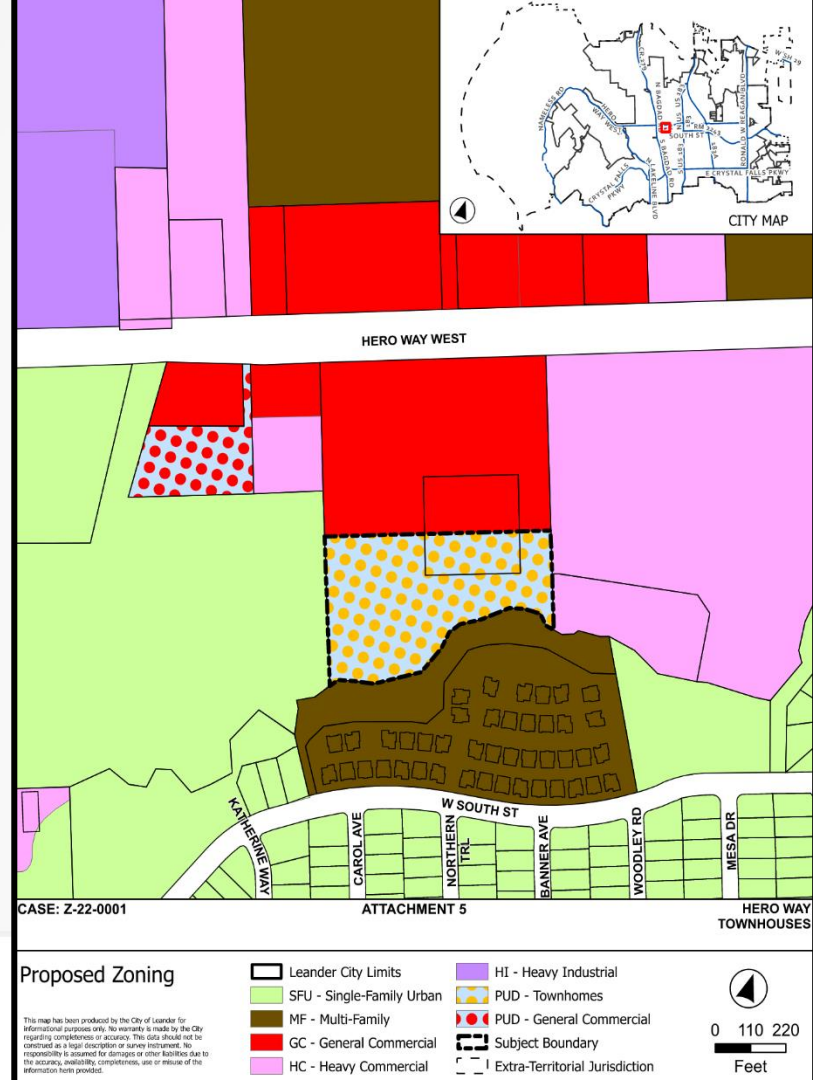
Zoning Case

Public Notification



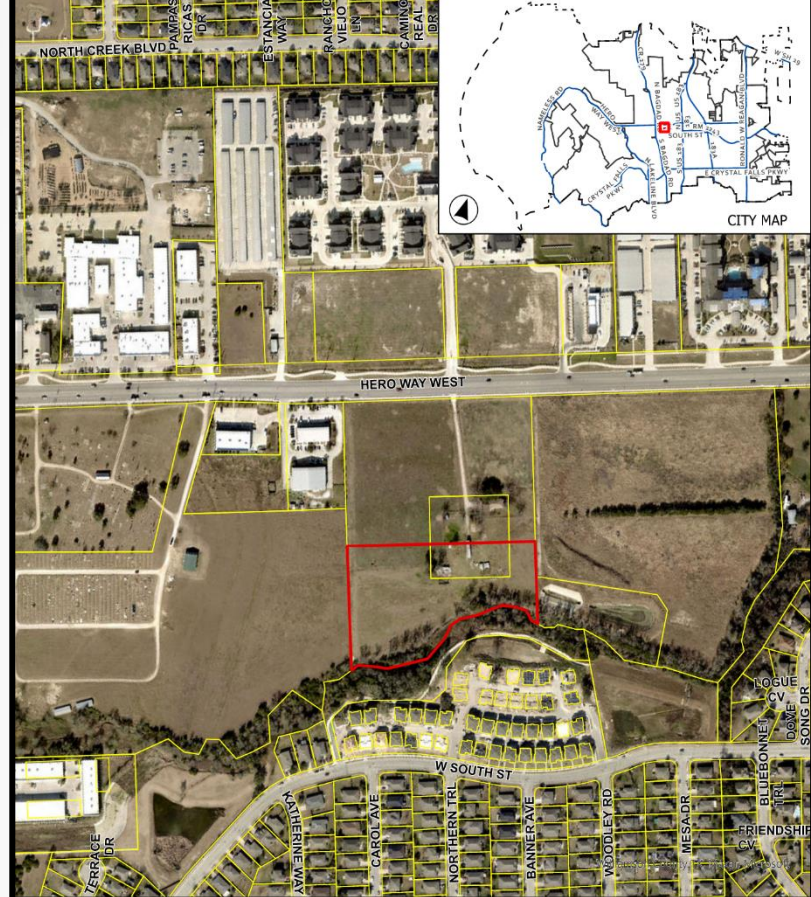
Z-22-0001 Hero Way Townhouses Zoning Case

Proposed Zoning



Z-22-0001 Hero Way Townhouses Zoning Case

Aerial Exhibit



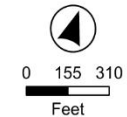
CASE: Z-22-0001



ATTACHMENT 6

HERO WAY
TOWNHOUSES

Aerial Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be used as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



 Leander City Limits
 Subject Boundary

City of
Leander



Pat Bryson
Municipal Hall

201 N. Brushy St.
Leander, Texas

City Council Regular Meeting

April 20, 2023 • 7 p.m.

COMING UP

Regular Agenda
Future Agenda Items
Closing Statements
Executive Session
Adjourn

View meeting agendas and minutes:

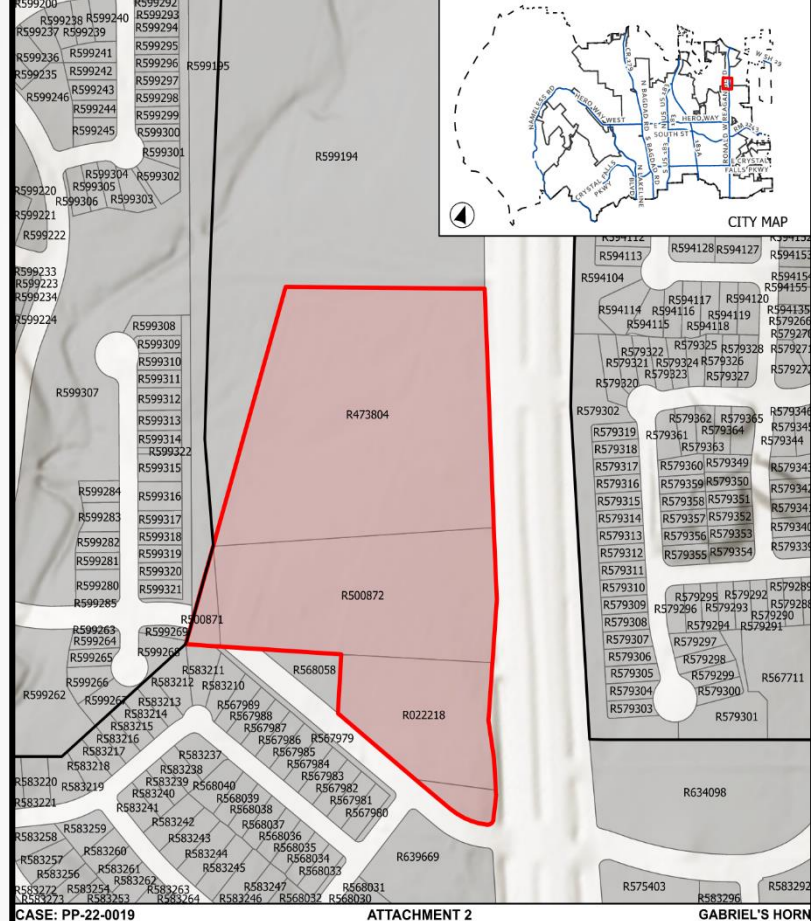
www.leandertx.gov/meetings

REGULAR AGENDA

- 25. Consider Subdivision Case PP-22-0019, Gabriel's Horn Preliminary Plat**
- 26. Consider proposed road and park projects for possible Williamson County bond election in November 2023
- 27. Consider awarding contract to Bennet Paving for Roadway Rehabilitation FY 2023 project
- 28. Consider appointments to fill unexpired terms on Board of Adjustment, Economic Development Committee and Parks & Recreation Advisory Board
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- 32. Adjourn

PP-22-0019 Gabriel's Horn Preliminary Plat

Location Exhibit



CASE: PP-22-0019

ATTACHMENT 2

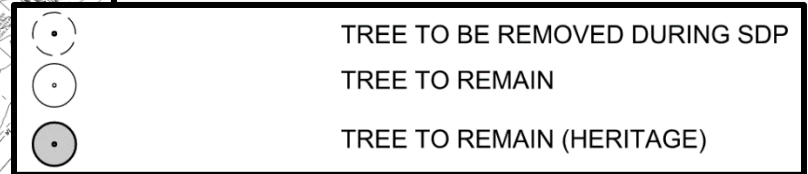
GABRIEL'S HORN

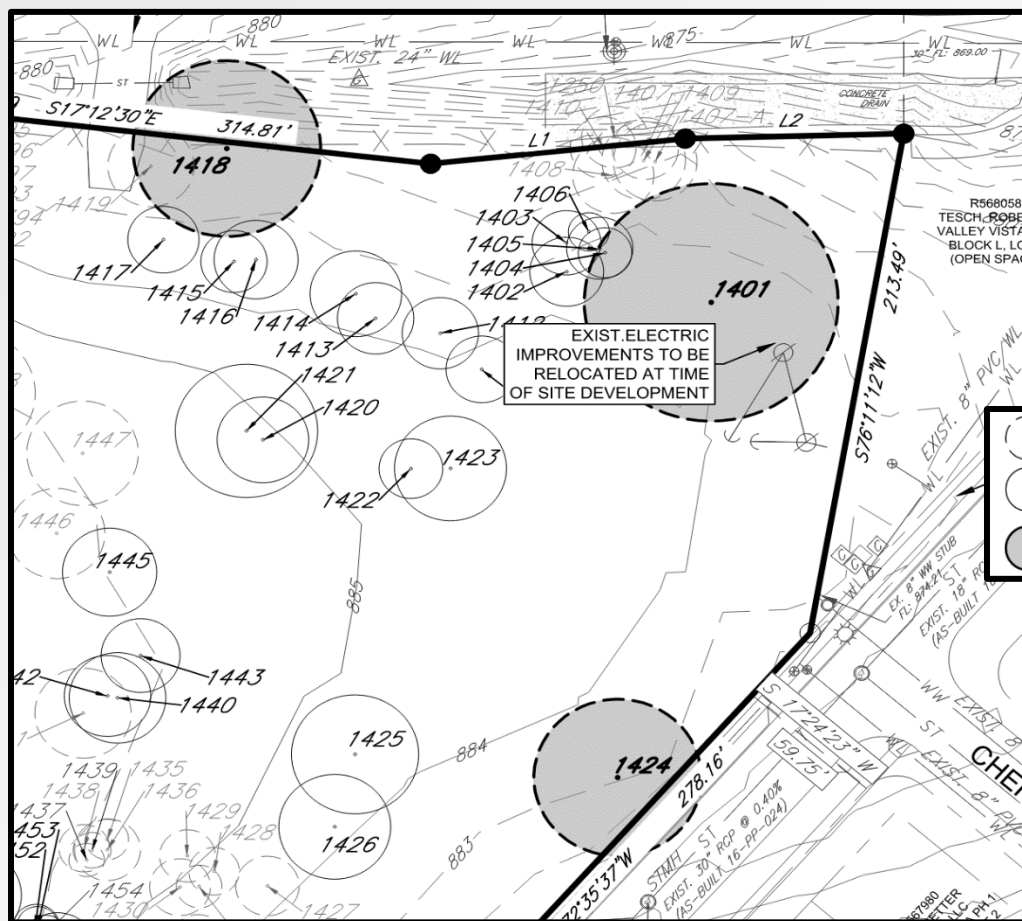
Location Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



- City Limits
- Subject Boundary
- ETJ Boundary





TREE TO BE REMOVED DURING SDP

TREE TO REMAIN

TREE TO REMAIN (HERITAGE)

REGULAR AGENDA

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City of
Leander



Cedar Park
Recreation Center

1435 Main St.
Cedar Park, Texas

Proposed Bond Projects

Williamson County Citizens Bond Committee
May 04, 2023

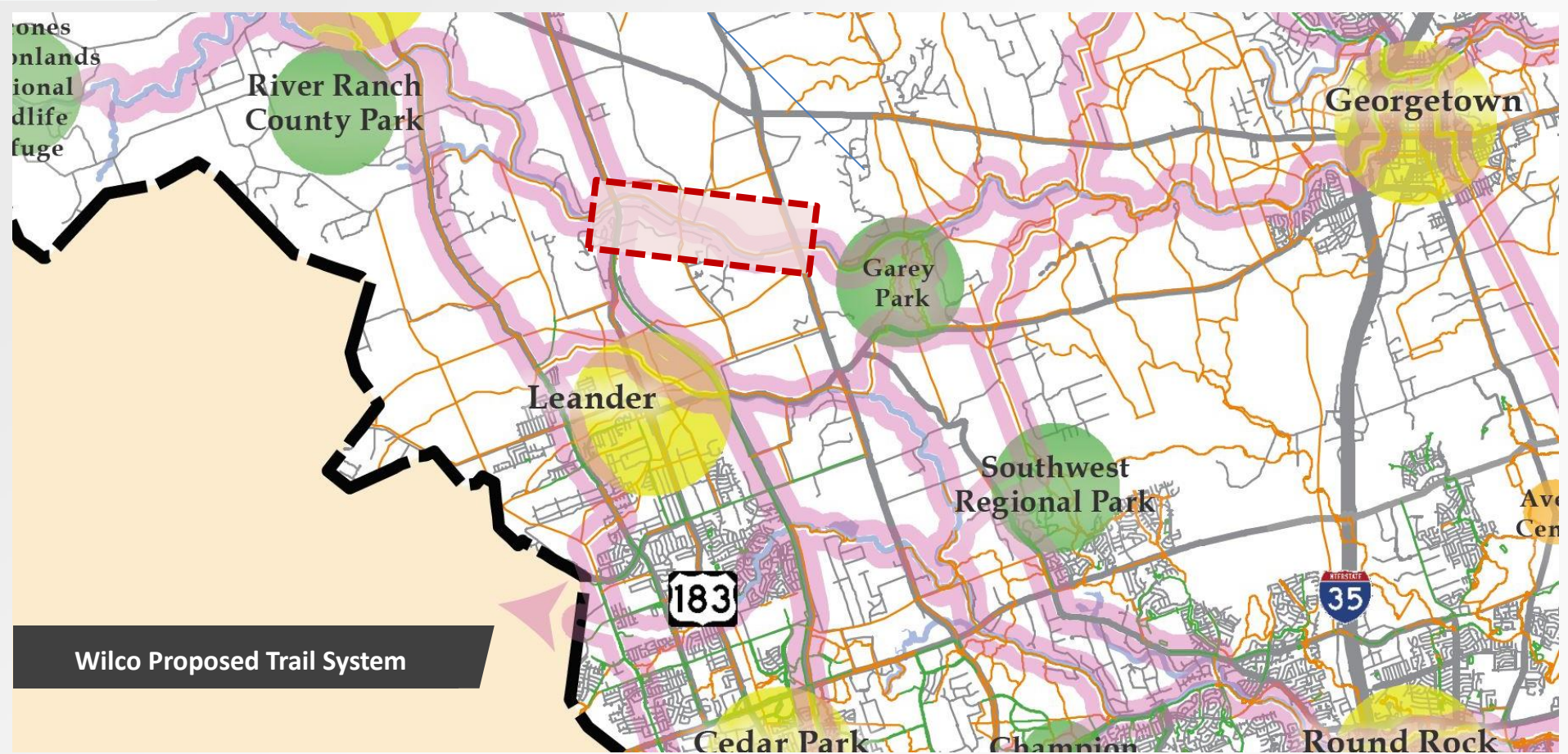
San Gabriel River Trail

Brushy Creek Trail

Crystal Falls Parkway

CR 279 (Bagdad Road)

Stormwater Master Plan



South San Gabriel River Trail:

\$4,474,958.00 total estimated cost

- 50/50% = \$2,237,479.00 from City and County equally
- 80/20 = \$3,579,966.40 from County and \$894,991.60 from City

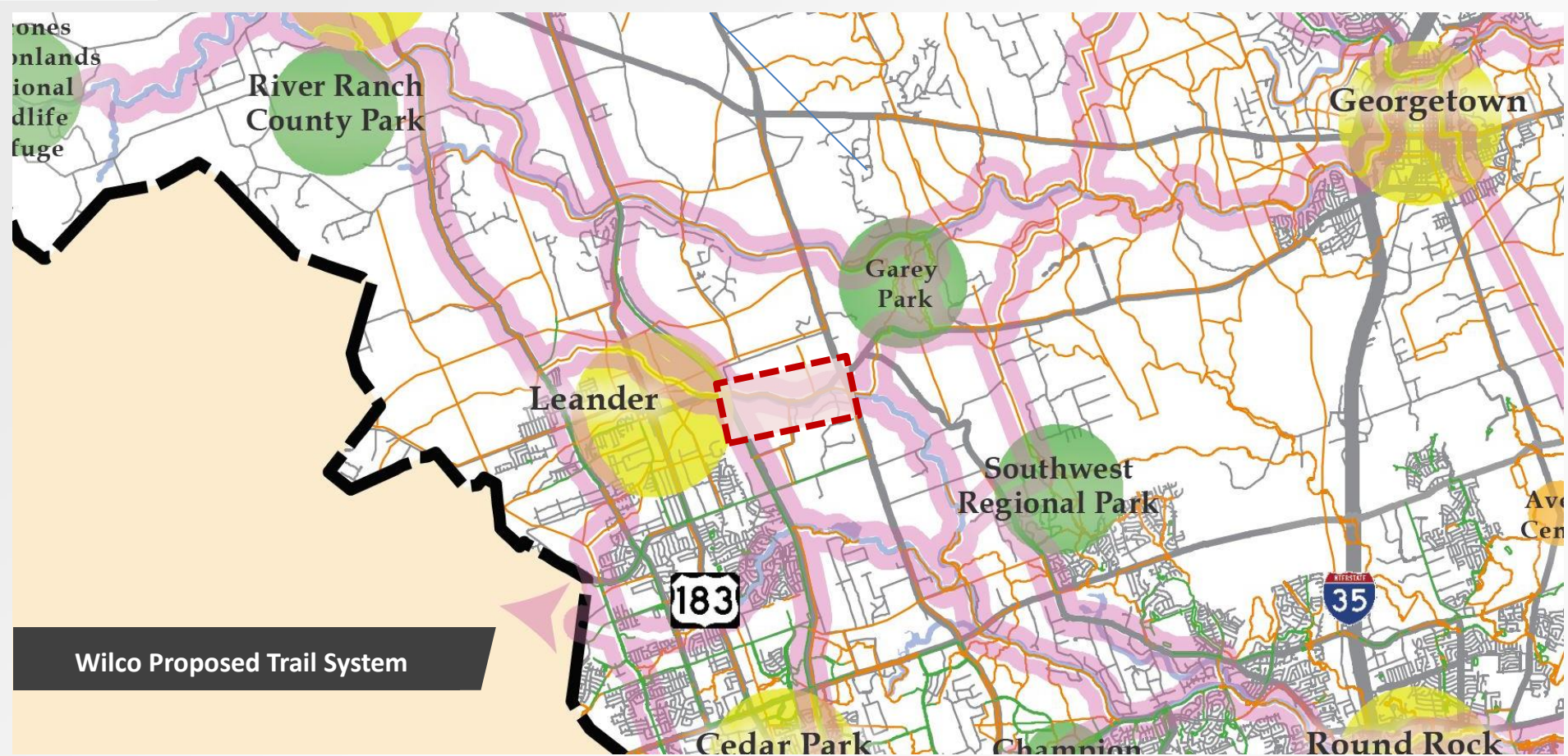
1.463 mi. with 10-12' concrete trail

5-6 pedestrian bridges over draws

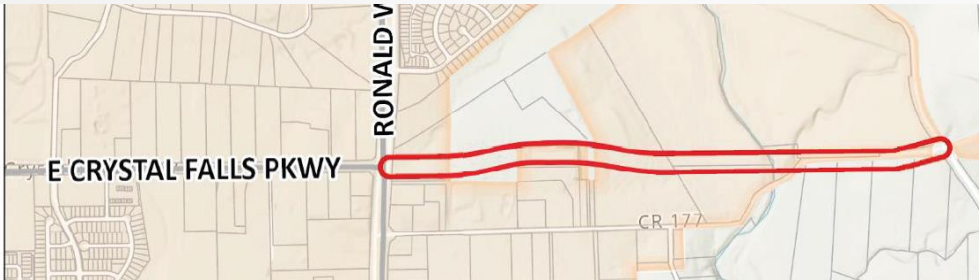
Trail head adjacent to CR 267

signs, bike racks, benches, swings





| Project Information | Description |
|---|---|
| Name: East Crystal Falls Parkway | This project consists of constructing an extension of the existing roadway as a new four-lane divided arterial, including a new bridge section across a broad floodplain. |
| Limits: Ronald Reagan Blvd to CR 175 | |
| Functional Class: Arterial 4-Lane | |
| Length (lf): 6,130 | |



Crystal Falls Parkway Extension

\$19,300,000 estimated cost:

- 80/20% = \$15,440,000 from County
- 80/20% = \$3,860,000 from City





Credit Markus, viewer

A school bus that was found in Brushy Creek at CR 177 in Williamson County.

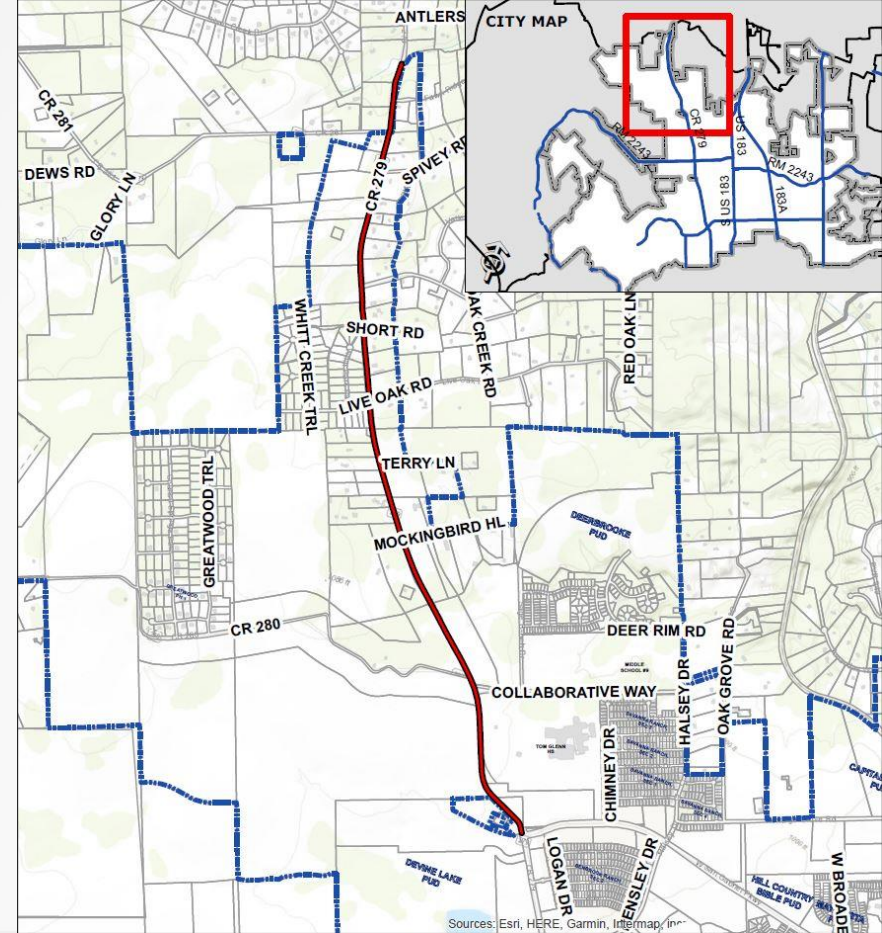
Continues widening of Bagdad Road from San Gabriel Parkway to the northern city limit at CR 281.

This will connect to the current County project underway.

Bagdad Road Improvements

\$20,600,000 estimated cost:

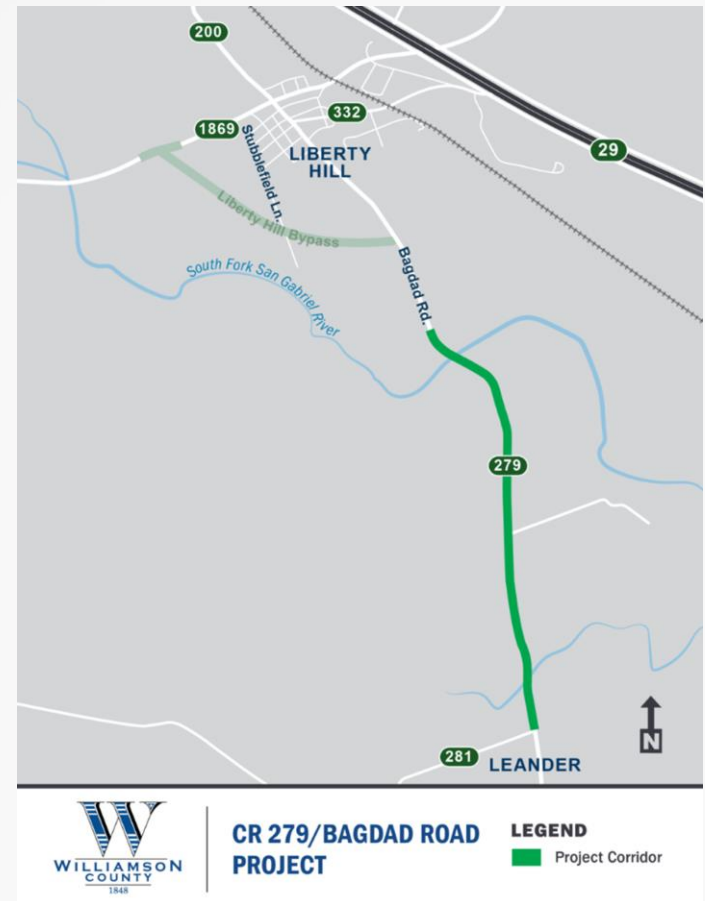
- 80/20% = \$16,480,000 from County
- 80/20% = \$4,120,000 from City



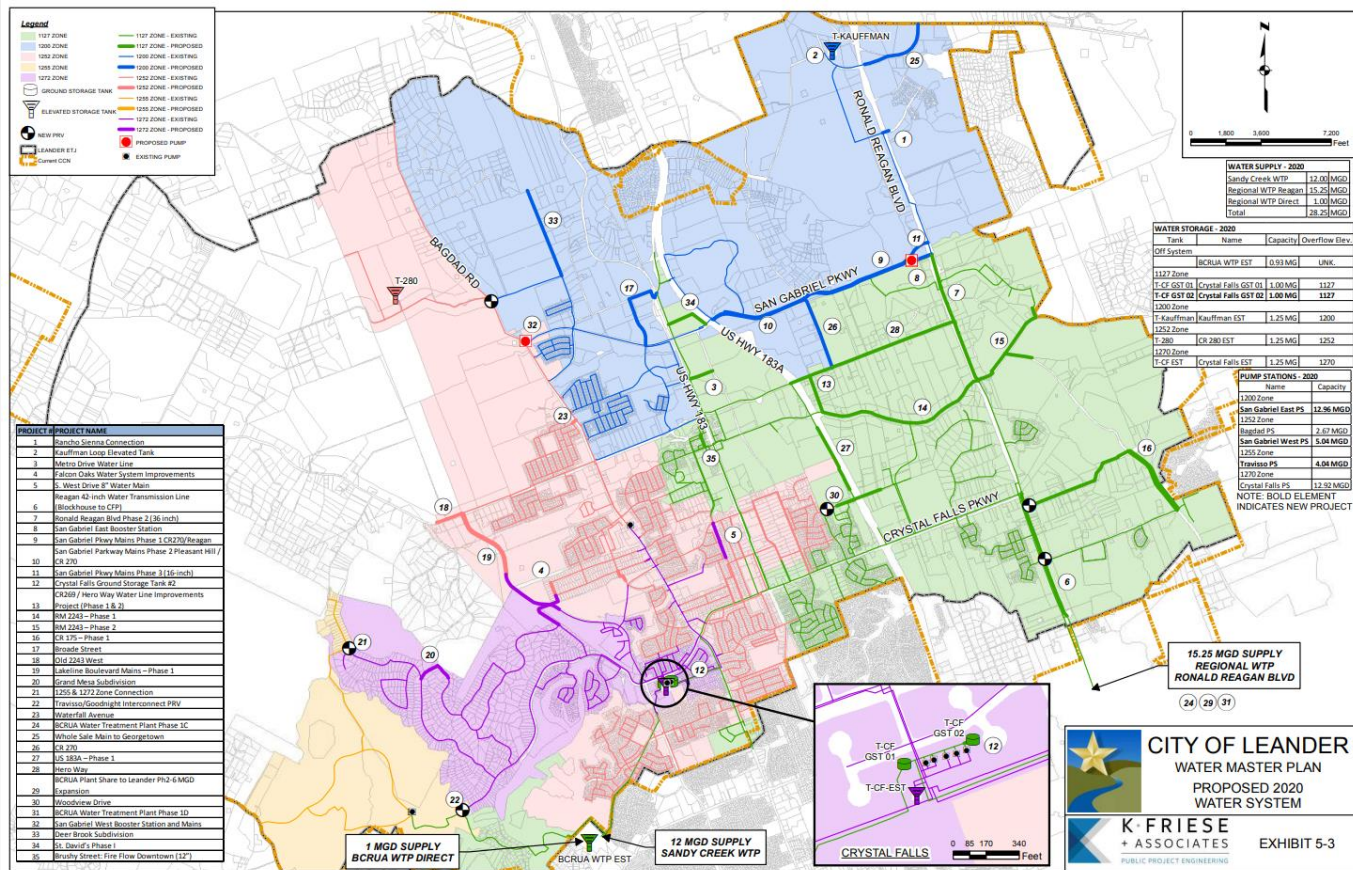
Location: Bagdad Road/CR 279

Description: The project includes the realignment and reconstruction of the existing two-lane road to a three-lane roadway, with a center turn lane and shoulders. A 10-foot trail (shared use path) will be included in the future to provide access and connectivity for bicyclists and pedestrians. When need arises and funding is available, two additional lanes may be added to meet traffic needs.

Status: Project design is underway by Binkley and Barfield, Inc. Plans are expected to be finalized in spring 2023. The project will go out to bid and be let in summer 2023. Construction is anticipated to begin in summer 2023 and last approximately two years.



**Stormwater
Project Cost
\$500K**



City of
Leander



Cedar Park
Recreation Center

1435 Main St.
Cedar Park, Texas

Proposed Bond Projects

Questions?

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City of
Leander



Item 27

City Of Leander Roadway Rehabilitation Project FY 2023

April 20, 2023

Gina Ellison, PE – Public Works Director

Roadway Rehabilitation FY2023 Bid Results

Feb. 23, 2023

Bid Published.

March 20, 2023

Five (5) bids on received and opened.

Lowest Qualified Bidder: **Bennet Paving, Inc**

| <u>S.N.</u> | <u>Street Name</u> | <u>Bennett Paving, Inc.</u> | <u>Lone Star Paving</u> | <u>Alpha Paving Industries, LLC</u> | <u>Texas Materials Group, Inc</u> | <u>BK Paving LLC</u> |
|----------------------------------|--|-----------------------------|-------------------------|-------------------------------------|-----------------------------------|----------------------|
| 1 | A. Lakeline Blvd - Crystal Falls Pkwy to Stinnett Drive | \$ 813,837.13 | \$ 908,296.85 | \$ 857,900.50 | \$ 1,035,039.14 | \$ 1,013,477.84 |
| 2 | Alt 1 - Lakeline Blvd - City Limit to Crystal Falls Pkwy | \$ 675,727.65 | \$ 719,543.25 | \$ 765,405.50 | \$ 867,192.73 | \$ 985,055.89 |
| 3 | Alt 2 - Union Street - Crystal Falls to Washington Square Dr | \$ 281,256.20 | \$ 350,744.25 | \$ 460,370.50 | \$ 382,288.70 | \$ 421,665.97 |
| 4 | Alt 3 - Horizon Park Blvd - Crystal Falls to McCarthur Drive | \$ 212,496.34 | \$ 257,133.95 | \$ 352,540.15 | \$ 357,880.09 | \$ 342,264.65 |
| Total Cost (Alternative Bids) | | \$ 1,169,480.19 | \$ 1,327,421.45 | \$ 1,578,316.15 | \$ 1,607,361.52 | \$ 1,748,986.51 |
| Total Cost (Base + Alt 1, 2 & 3) | | \$ 1,983,317.32 | \$ 2,235,718.30 | \$ 2,436,216.65 | \$ 2,642,400.66 | \$ 2,762,464.35 |
| Total Cost (Base + Alt 1) | | \$ 1,489,564.78 | \$ 1,627,840.10 | \$ 1,623,306.00 | \$ 1,902,231.87 | \$ 1,998,533.73 |

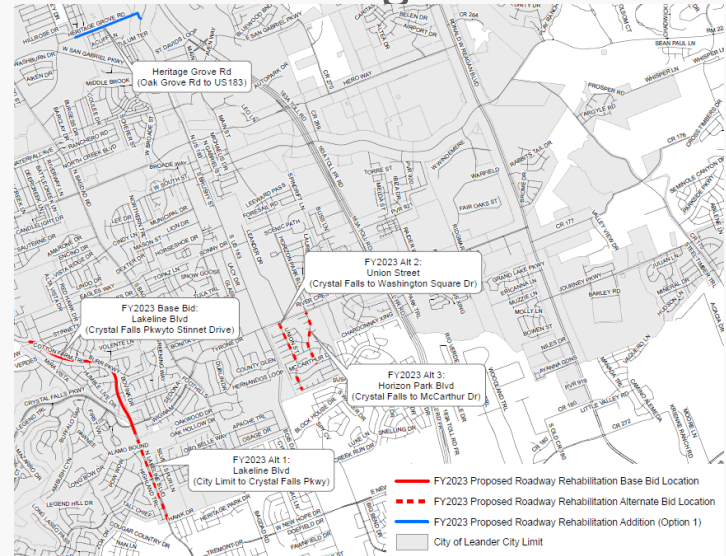
Road Rehabilitation Funding Options

Option 1 – Fund with COs

- FY 23 Road Rehabilitation base bid + alternates
- Possible Future Change Order rehabilitation of Heritage Grove Road

\$1,983,317 Total Estimated Cost

\$2,237,872 General Fund Savings



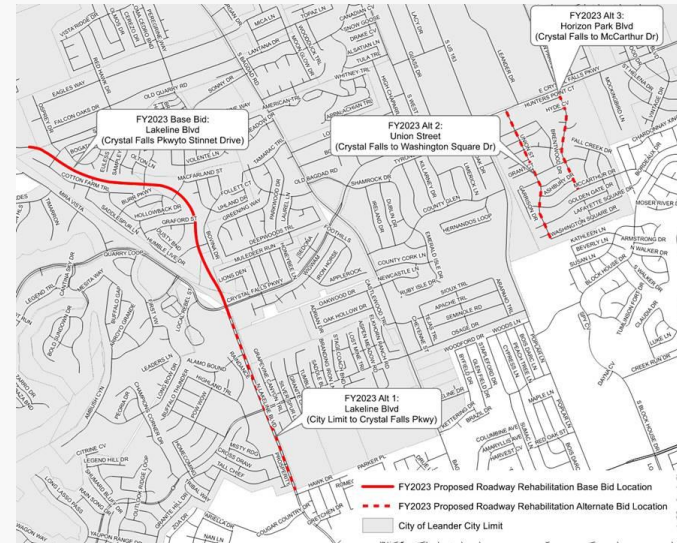
Road Rehabilitation Funding Options

Option 2 – Fund with General Fund

- **FY 23 Road Rehabilitation** base bid + alternate 1
(which includes all existing 4-lane Lakeline cross section)

\$1,489,564 Total Bid Price

\$723,308 General Fund Savings



City of
Leander



QUESTIONS?

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